11 Boxbush Road
Coleford GL16 8DN

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£450,000

A SPACIOUS FIVE-BEDROOM DETACHED FAMILY HOME WITH GENEROUS FLEXIBLE LIVING ACCOMMODATION, MEASURING ALMOST 2000 SQ FT, OFF-ROAD PARKING FOR MULTIPLE VEHICLES, ATTRACTIVE GARDENS, SITUATED IN A POPULAR RESIDENTIAL LOCATION, CLOSE TO COLEFORD TOWN CENTRE BUT ON A QUIET NO THROUGH LANE, BEING OFFERED WITH NO ONWARD CHAIN.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.

ENTRANCE HALLWAY/ OPEN PLAN LIVING AREA

23'08 x 18'04 (7.21m x 5.59m)

Accessed via a uPVC double-glazed entrance door, this impressive and spacious open-plan reception area provides a welcoming introduction to the property. A tiled bar area offers an excellent space for entertaining, while the generous layout allows for a variety of freestanding furniture, including sofas and tables, making it a highly versatile living and social space. The room benefits from a floor-to-ceiling uPVC double-glazed window overlooking the front garden, an additional uPVC door providing external access, and a double-glazed Velux windows allowing an abundance of natural light.

LOUNGE

17'01 x 11'09 (5.21m x 3.58m)

A cosy and inviting reception room featuring a stone fireplace as a focal point. The room is fitted with radiators, power points, and a TV point.

KITCHEN

15'08 x 12'10 (4.78m x 3.91m)

A well-equipped kitchen fitted with a range of base and wall-mounted units with roll-top work surfaces. Incorporating a sink and drainer with mixer tap over, the room also benefits from tiled flooring and tiled splashbacks. There is space for a cooker, American-style fridge freezer, and dishwasher, along with power points and a radiator. The layout comfortably accommodates a large dining table, making it ideal for family meals and entertaining. Access through to:

BOOT ROOM/ OFFICE

A versatile space accessed from the kitchen, with a uPVC double-glazed door and window overlooking the rear garden.

UTILITY ROOM

Fitted with a sink and drainer with mixer tap, the utility room offers space and plumbing for a washing machine and tumble dryer and houses the wall-mounted boiler. Additional shelving provides ample storage. A uPVC double-glazed window to the front elevation allows for natural light.

HALLWAY
18'10 x 5'10 (5.74m x 1.78m)
A spacious central hallway providing access to all bedrooms. Features include dado rail, three useful storage cupboards, one housing the fuse board, and loft access. Fitted with a radiator and power points. The loft is boarded and features a window, offering excellent storage and potential for conversion into additional accommodation, subject to the necessary planning permissions.

BEDROOM ONE
13'02 x 13'00 (4.01m x 3.96m)
A generous principal bedroom featuring a built-in wardrobe with radiator, uPVC double-glazed window to the side, TV point, radiator, and power points. Access to:

EN SUITE
7'00 x 5'04 (2.13m x 1.63m)
Comprising a shower cubicle with mains-fed shower, WC, and vanity unit with wash hand basin and storage. Fully tiled walls and flooring, with a frosted uPVC double-glazed window to the side.

BEDROOM TWO
11'07 x 10'11 (3.53m x 3.33m)
A well-proportioned double bedroom with a uPVC double-glazed window, radiator, power points, and an alcove suitable for wardrobe space. Provides access to a Jack and Jill WC.

JACK AND JILL W.C
8'07 x 6'05 (2.62m x 1.96m)
Jack and Jill WC (8’07 x 6’05)
Fitted with a WC and pedestal wash hand basin with tiled splashbacks. Features include a double-glazed Velux window, spotlights, and partially tiled walls. Provides access to Bedroom Three.

BEDROOM THREE
11'09 x 8'11 (3.58m x 2.72m)
A bright room with a uPVC double-glazed window to the side elevation, additional Velux window, radiator, power points, and ceiling spotlights. Provides access to a Jack and Jill WC.

BEDROOM FOUR
11'08 x 8'08 (3.56m x 2.64m)
A bright bedroom with two built-in double wardrobes, both with integrated radiators. Further features include a uPVC double-glazed window, radiator, and power points.

BEDROOM FIVE
11'00 x 7'04 (3.35m x 2.24m)
A versatile room with a uPVC double-glazed window to the side, radiator, power points, and dado rail.

BATHROOM
7'07 x 5'09 (2.31m x 1.75m)
Fitted with a panelled bath with shower over, low-level WC, and wash hand basin set within a vanity unit. The room benefits from grey panelled surrounds and a frosted uPVC double-glazed window.

OUTSIDE
Front Garden
A large driveway provides off-road parking for multiple vehicles. The front garden includes a raised lawn area, paved patio seating space, and a decorative pond. Steps lead up to the main entrance, with side access to the rear garden.

Rear Garden
An enclosed rear garden, mainly laid to soil, offering potential for landscaping and planting. Access leads to the front of the property.

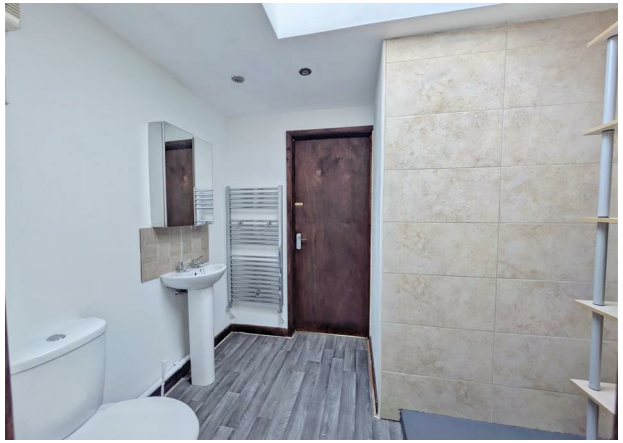
ADDITIONAL EXTERNAL FEATURES
Underneath the utility room is a useful storage area with power supply. There is also an external water tap.

SERVICES
Mains Water, Electricity, Drainage and Gas.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - rates to be advised.

LOCAL AUTHORITY
Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.



TENURE
Freehold.

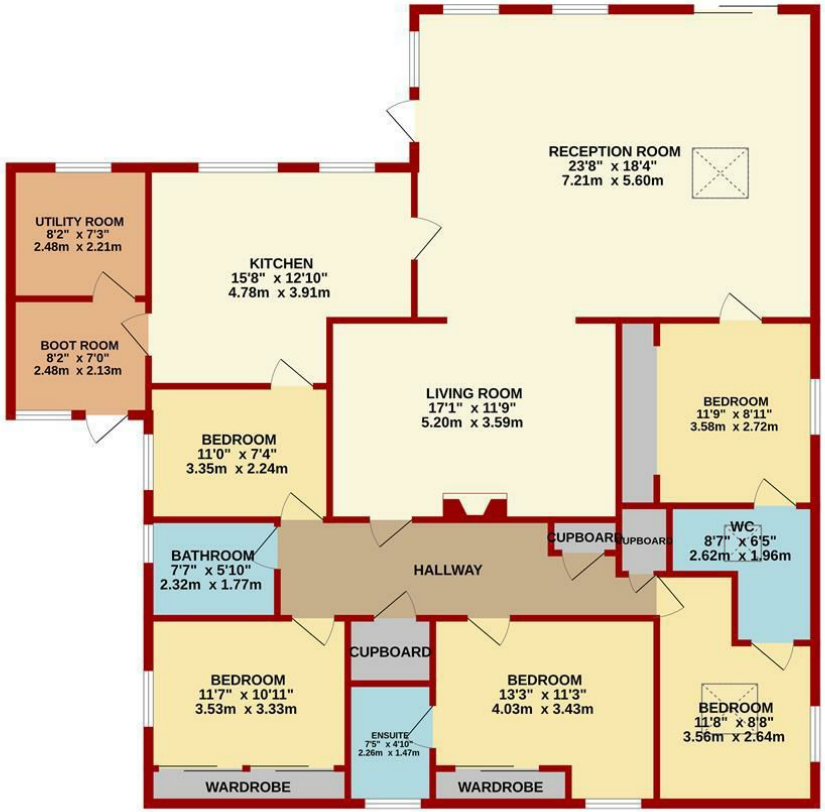
VIEWINGS
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Coleford town centre, turn left onto St John's Street and take a left at the junction. Take the next immediate left onto Tram Road. Follow the road along and the property can be found on the right hand side via our For Sale Board.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.

GROUND FLOOR
1938 sq.ft. (180.0 sq.m.) approx.



TOTAL FLOOR AREA : 1938 sq.ft. (180.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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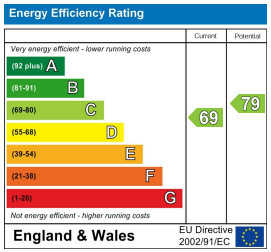

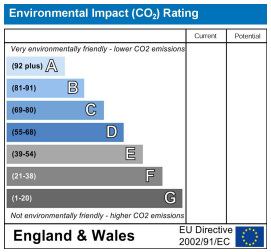

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.